



## The Smallholding Centre

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## 3 Bed Detached Bungalow

# £225,000



## Brynderi Close , Adpar, Newcastle Emlyn, SA38 9NP

Number 24 Brynderi Close is a very nicely presented 3 bed detached bungalow on a very popular small estate which is within walking distance of both the local doctors surgery and the bustling little market town of Newcastle Emlyn. In the bungalow there is an entrance hallway, lounge / diner, kitchen with utility off, 3 bedrooms and a recently refurbished bathroom. Outside there is off street parking with manageable gardens to both front and rear. Perfect for a retired couple wanting to move straight in without any work required and be close to the local amenities without being isolated.

## Key Features

3 Bed Detached Bungalow

Located On The Popular Brynderi Estate

Walking Distance To Doctors & Town

Very Nicely Presented

Off Street Parking

Manageable Gardens

Recently Refurbished Bathroom

Energy Rating: D

## Ground Floor

**Accommodation** - Entrance via open porch giving access to the UPVC double-glazed front door which opens into:

**Entrance Hall** - With laminate flooring, access to loft space, 2 radiators, doors leading off to all rooms including:

**Lounge / Dining Room** - 23' 8" x 9' 11" (7.23m x 3.04m) With UPVC double-glazed windows to the front and rear providing plenty of natural light, fireplace with electric fire, coving to ceiling, laminate flooring, 2 radiators.

**Kitchen** - 10' 11" x 9' 8" (3.35m x 2.97m) With UPVC double-glazed window to rear, a good range of wall and base units with built-in electric cooker with extractor hood over, sink/drain unit, electrically operated stop-valve, tiled splashbacks, radiator, door into utility and part-glazed UPVC door out to rear gardens.

**Utility** - With space and plumbing for washing machine, houses the oil-fired combi boiler, shelving units.

**Bedroom 1** - 10' 11" x 10' 1" (3.35m x 3.09m) With UPVC double-glazed window to the front, built-in wardrobes, radiator.

**Bedroom 2** - 9' 11" x 9' 10" (3.04m x 3m) With UPVC double-glazed window to the front with vertical blinds, radiator.

**Bedroom 3** - 9' 8" x 5' 11" (2.97m x 1.82m) With UPVC double-glazed window to rear, currently used as a hobby room, radiator.

**Bathroom** - 9' 9" x 5' 9" (2.99m x 1.77m) A recently fitted bathroom with frosted UPVC double-glazed window to rear, panelled bath with shower over, low level flush WC, pedestal wash hand basin, part-tiled walls, feature towel radiator.

**Airing Cupboard** - With shelving and radiator.

**Built-in Storage Cupboard** - Useful storage space.

## Exterior

**Externally** - The property is approached via a tarmac road leading onto a gravelled driveway providing off-street parking for 2/3 cars. A gated entrance leads to the side of the property accessing the low maintenance enclosed rear garden with raised beds, timber shed, oil storage tank.

**General Information** - Viewings strictly by appointment via the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold

Services: Mains electricity, water and drainage, oil-fired central heating.

Council Tax Band: D, Ceredigion County Council.

**Directions** - From Newcastle Emlyn, continue down the main high street, over the river bridge and turn left on the B4333. Proceed past the doctors on your left and continue for approx. 500m and take the right turn



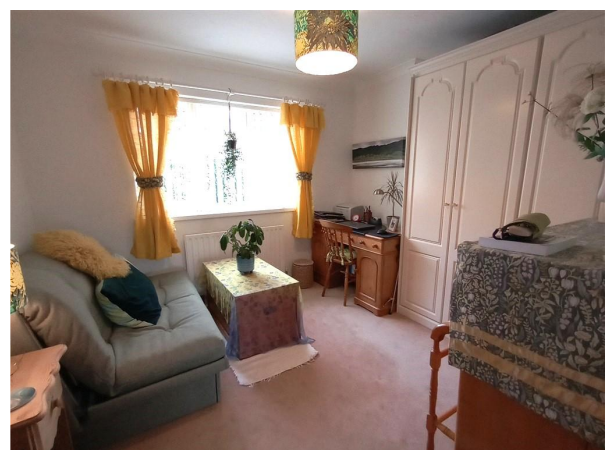
Dining Area



Kitchen - View 1



Kitchen - View 2



Bedroom 1

into Brynderi Close, continue into the close and pass a left turn and no.24 is the first bungalow on your left after this turning.

What3Words: ///community.bracing.prepped

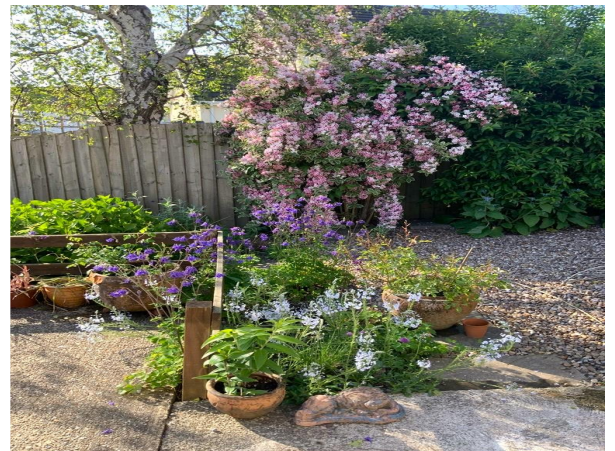
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Bedroom 2



Refurbished Bathroom



Garden Beside Patio



Rear Gardens & Oil Tank

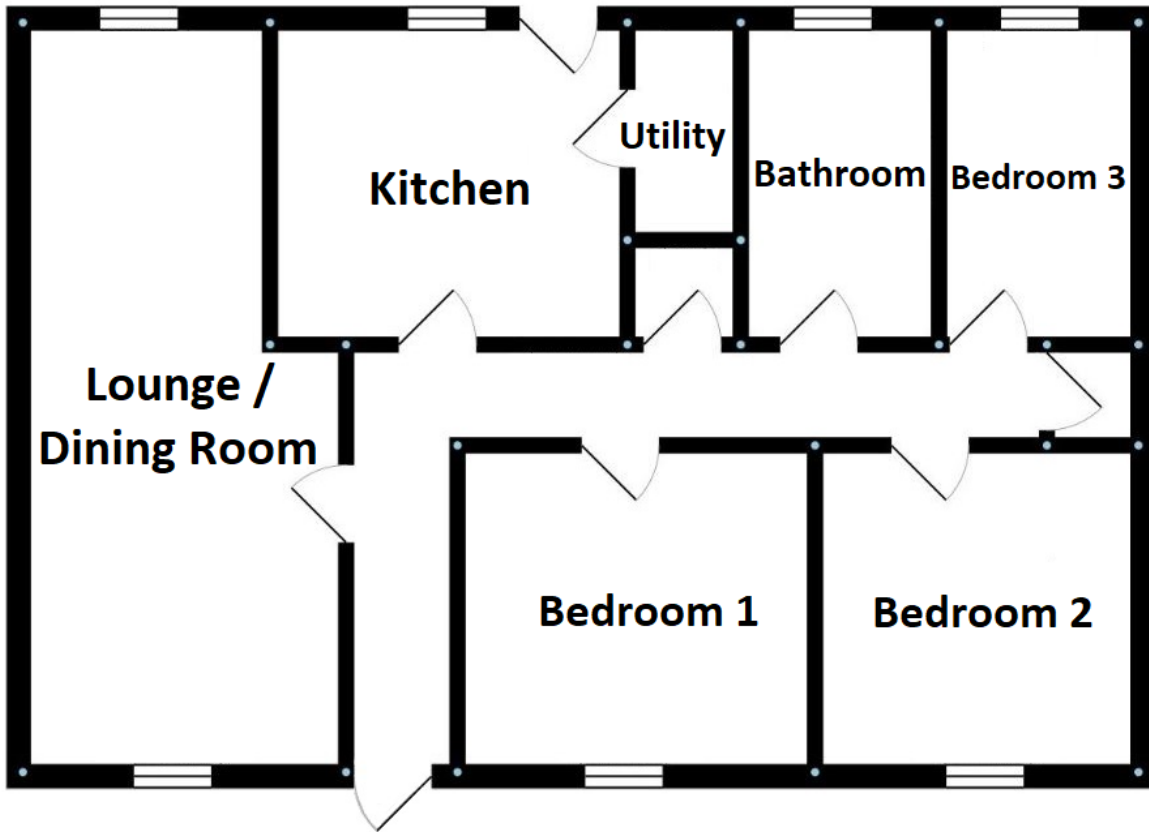


Timber Garden Shed



## Floorplans

### Ground Floor



### Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		